

**From:** Roger Stancil  
**Sent:** Tuesday, May 22, 2018 3:19 PM  
**To:** Allen Buansi; Donna Bell; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Town Council; Michael Parker; Nancy Oates; Pam Hemminger; Rachel Schaevitz; Roger Stancil; Ross Tompkins  
**Cc:** Loryn Clark; Ben Hitchings; Judy Johnson; Amy Harvey; Beth Vazquez; Carolyn Worsley; Catherine Lazorko; Christina Strauch; Dwight Bassett; Flo Miller; Mary Jane Nirdlinger; Rae Buckley; Ralph Karpinos; Ran Northam; Roger Stancil; Sabrina Oliver  
**Subject:** Council Questions: Item 11: Greene Tract

**Council Question:** In 1984, did the town buy the 164-acre Greene Tract or did the county buy it?

**Staff Response:** *The three jurisdictions, Chapel Hill, Carrboro, and Orange County jointly purchased the property as a future landfill site.*

**Council Question:** What is the name of the road along the east side of the property? It is not named on any of the maps.

**Staff Response:** *The line shown is the railroad (not a road).*

**Council Question:** Are we to vote on high, medium or low density development at Wednesday's meeting?

**Staff Response:** *We are not asking the Council to vote on density options. Instead, we are asking the Council to provide guidance on future development. Based on feedback received from the Council and the other jurisdictions, we would return at a later date with recommendations for the Council to consider.*

**Council Question:** The options don't seem to include the 18 acres of affordable housing in the 2002 resolution. What happened?

**Staff Response:** *The proposed housing options developed by Orange County staff include scenarios for including affordable housing. Our preliminary recommendation is to include a mix of housing types serving a range of incomes up to and including market rate. We recommend that we continue discussion of housing options with our partner jurisdictions, our partners, and the public.*

**Council Question:** Could you please explain the Affordable Housing Chart on the last page (p 103) - for each alternative, are the percentage lines showing the number of units if that percentage of total units were developed as affordable?

**Staff Response:** *The affordable housing chart was prepared by Orange County staff with the number of units if 15%, 20%, or 35% of the units proposed were affordable. Staff believes this is a start of the conversation and recognizes that the development will be a mix of incomes with a variety of housing types.*

**Council Question:** The chart seems to reflect an assumption that the max % of affordable units would be 35% - am I reading that correctly? If so, why is that the cap? Is the assumption that any development would be targeting mixed income levels? Is it also assuming that any development would need to pay for itself with limited or no subsidy?

**Staff Response:** *Town staff believes the development would be to serve a mix of income levels with a variety of housing types. Assumptions as to the development subsidy or costs have not been determined.*

**Council Question:** How do we give informed feedback on future uses of the potentially developable land. It seems to hinge on so many variables, including timing of actual development, surrounding planned and potential future development, potential funding sources for development, county planning processes, etc. What else is being considered or might be considered in that area? Given that, could you provide any guidance, parameters, informed predictions, or data that would help us to provide the most useful feedback?

**Staff Response:** *Understanding the difficulty in reaching a clear and concise response, staff is only looking for guidance on future development types. Staff is looking for specific action from the Council on an adjustment to the Headwaters*

*Nature Preserve to preserve the most environmentally sensitive 60 acres. Additionally, staff is requesting the three jurisdictions consider a preservation easement on the jointly owned property to preserve the most environmentally sensitive areas on that property.*

*Several factors need to be considered as part of any future development on the Greene Tract including access and density of development. Staff is looking for guidance and input on this process and will return for additional input from the Council in the future.*